

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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December 18, 2015

Schani Siong,
San Luis Obispo County Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Steinmann SFD (DRC2014-00039)

Dear Ms. Siong:

Please accept these comments on the proposed single family residence located east of Highway 1 on Cabrillo Street near the community of Cayucos. We have previously provided preliminary comments to you on this project via email primarily related to ensuring the protection of visual resources and agricultural lands, and ensuring that water and sewer services are adequate to serve the proposed development. We would like to elaborate on these initial comments here:

1. **Visual resource protection.** It is our understanding that the County has analyzed the potential visual impact of the proposed 1,200 square foot residence from public views, including Highway 1. The Applicant has agreed to initially plant 15 gallon-sized trees (6-10 feet tall) with the expectation that these trees are to achieve at least 75% screening upon maturity (approximately 10 years), and the County has indicated they will condition the permit to ensure that the landscaping be maintained in perpetuity. In addition, it is our understanding that the project will be conditioned by the County to require a material and lighting palette for visual compatibility prior to issuance of the building permit. We have also been sent the Applicant's visual simulations which show the home with and without the vegetated screening at full maturity from three key viewpoints along Highway 1.

As you know, this parcel is within the Local Coastal Program (LCP)'s mapped Critical Viewshed, and thus the project will need to be consistent with Estero Area Plan Section IV(C) Cayucos Critical Viewshed policies and CZLUO Section 23.04.210 standards. In addition, the project will also need to be consistent with the LCP's Coastal Plan Policies for protection of scenic and visual resources. From the visual simulations, we have concerns that the proposed project is designed and built to be subordinate to, and blend with, the character of the area (as required by 23.04.210(c)(1)), including because it appears to introduce a large residential structure into a highly visible rural, agricultural hillside. In addition, it is unclear that the proposed vegetative screening alone will sufficiently mitigate the project's impacts, and be sufficient to bring the project into compliance with the suite of LCP visual resource policies. Besides being visible from Highway 1 even after all screening is at maturity, it appears that the screening will be introducing a significant number of trees into an area that currently consists of sparsely

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vegetated grazing lands, inconsistent with 23.04.210(c)(3) ("the use of vegetation appropriate to the site shall be similar to existing native vegetation"). It appears that alternatives exist to the design that may minimize visual impacts, including by reducing the size of the structure and/or sinking portions of it below grade, as well as alternative building sites, including towards the lower end of the parcel near Cabrillo and 13th Streets and/or in slope created "pockets" (and perhaps below grade of Highway 1) that would reduce the visual impacts from Highway 1. These alternative sites should be analyzed to ensure consistency with the LCP and described in detail in the County's staff report.

2. **Adequate onsite water and sewer.** In terms of ensuring adequate services, the proposed project is located outside of both Cayucos's Urban Services Line (USL) and its Urban Reserve Line (URL) which are coterminous in this location. Due to its location, the proposed residence would require onsite septic and water (Public Works Policy 1). However, it is our understanding from discussions with the County that there is a main water line that crosses the southern portion of the subject parcel, which serves one existing development on 13th street, and that the Applicant would be allowed to connect, or stub, to this existing water main (as allowed per LCP 23.04.430(b) without requiring a trunk line extension. As you know, this policy prohibits trunk line extension, and thus it will be necessary to describe in detail the proposed process for this connection (including, e.g., the distance from the house to the main line) in the staff report, and include a condition prohibiting a trunk line extension to serve the proposed residence.

In addition, it has been indicated to us that the applicable water company (Morro Rock Mutual or Paso Robles Beach Water Association) has said they will not serve any more parcels beyond this parcel outside of their service boundary. Commission staff would like to see this statement in writing and suggests the County include this statement as part of their staff report.

3. **Agricultural lands protection.** It is our understanding that the project parcel is designated Agriculture, but that it is a non-conforming agricultural parcel with respect to lot size. Please ensure the staff report describes the nature of this non-conformity. It is also our understanding that the property is not currently used actively for grazing or any other agricultural use, but it will be imperative to describe the formation of the parcel and the historic agricultural uses associated with it. Has the Applicant submitted an agricultural feasibility report concluding that agriculture is infeasible on the property? Does the Applicant intend on pursuing agricultural production activities on this parcel? The staff report should discuss the proposed residence's impact on agriculture, and how/whether the project is consistent with the LCP's strong agricultural protection policies.
4. **Appealability of the project.** In terms of appealability to the Coastal Commission, while we do agree that the project would not be appealable based on the Coastal Terrace Sensitive Resource Area (SRA), the project would be appealable based on the fact that a

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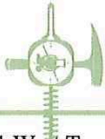
single-family residence is not the "P" use in the agriculture land use category. Based on Table O, a single-family residence is an "S-16-P" and thus not the sole principal permitted use (PPU) for this land use designation. Therefore, please ensure that the project is noticed and heard as an appealable development.

Again, thank you for the opportunity to comment on the above referenced project. Please feel free to contact me at the address and phone number on the first page if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Robinson", with a long horizontal flourish extending to the right.

Daniel Robinson
Central Coast District Office
California Coastal Commission



GeoSolutions, INC.

1021 West Tama Lane, Suite 105, Santa Maria, CA 93454
(805)614-6333, (805)614-6322 fax
SBinfo@geosolutions.net

220 High Street, San Luis Obispo, CA 93401
(805)543-8539, (805)543-2171 fax
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January 7, 2016
Project No. SL01205-6

Mr. Joe Steinmann
785 Quintana Road
Morro Bay, California 93442

SUBJECT: Response to California Coastal Commission Comments
13th Street at Highway 1, APN: 073-095-007
Cayucos Area, San Luis Obispo County, California

Dear Mr. Steinmann,

1.0 INTRODUCTION

This letter provides a Response to Comments for a California Coastal Commission (CCC) Review dated December 18, 2015 regarding the property located at 13th Street at Highway 1, APN: 073-095-007, in the Cayucos area of San Luis Obispo County, California. Previous reports by GeoSolutions, Inc. for the subject property are referenced. The reader is directed to those publications for geological information of the property. This letter addresses specific comments by the CCC for the site. Plate 1 is a site geologic constraints map depicting geological constraints at the property.

2.0 CONCLUSION

Plate 1 depicts the location of buildable area for site development at the subject property. Development outside the buildable area would either be within applicable setbacks as directed by the County of San Luis Obispo, or would be in landslide deposits and would require large-scale earthmoving and grading activities of the site in preparation for site development. The proposed building location and buildable area depicted on Plate 1 is geologically suitable provided that the recommendations provided within the referenced GeoSolutions, Inc. documents herein are implemented. The proposed work should not affect the geologic stability of the proposed development site provided the recommendations are implemented. It is GeoSolutions, Inc. recommendation that the proposed subject residence not be situated outside of the buildable area as depicted on Plate 1 unless landslide mitigation is performed which would require large-scale earthmoving and grading activities of the site in preparation for site development and require extensive consultation with GeoSolutions, Inc.

3.0 DISCUSSION

Subsurface investigation and geologic surface mapping at the subject site shows that landslide debris covers a large portion of the subject property. The current location of the proposed residence is situated on competent formational material. On April 24, 2015, Mr. Papurello (San Luis Obispo County Engineering Geologist) and the undersigned reviewed Trenches T-9 and T-10 and discussed the location of the

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January 7, 2016

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landslide. Landslide movement is toward the south. A building setback zone was discussed in the field and a 25-foot setback from the landslide was established with a factor of safety buffer of 20% (5 feet) and is demarcated on Plate 1 (for a total of a 30-foot setback from the landslide for site building development). The 25-foot setback is derived from the local coastal plan whereby coastal properties must maintain a minimum of 25-feet from top of bluff for new development. Development may occur east of the 30-foot setback line. Due to the known location of the landslide, the absence of landslide material at the proposed residence site, and the stated setback, the potential for the house to be affected by the western landslide is low.

The landslide at the site extends beyond site boundaries. If a proposed residence is to be situated within ANY portion of the landslide deposits, large-scale excavation, earth moving, and massive grading of the site would be necessary to mitigate landslide affects upon a proposed residence situated within the landslide. Grading would require exposure of competent formational material to be used as a basis for fill to be placed. Stabilization (walls, buttresses, tie-backs) may also be necessary to mitigate potential for off-site landslide debris to affect development within the landslide. Depth of the landslide is not known at this time since development was focused on the stable area of the site and not within landslide deposits. However, it is approximately estimated that the landslide could be as deep as 20 to 25 feet deep in places, and could potentially be deeper. The landslide at the property is active and fissures and cracks were observed on the surface of the landslide indicating recent movement.

In the Landset Engineers, Inc. May 22, 2015 review letter, Mr. Papurello states "It is our opinion that the site geologic conditions are accurately modeled as represented. Our findings are congruent with the conclusions and recommendations of the documents prepared by GeoSolutions, Inc. dated October 14, 2014 and May 13, 2015. It is our opinion that the project engineering geologic constraints have been adequately characterized and appropriate mitigative measures have been included for CEQA and CZLUO compliance."

Plate 1 depicts the buildable area for the site based upon setbacks of: 1) landslide setbacks; 2) development setbacks dictated by property boundaries; and 3) competent geologic formational material. It is GeoSolutions, Inc. recommendation that the proposed subject residence not be situated outside of the buildable area as depicted on Plate 1 unless severe site grading and extensive consultation with GeoSolutions, Inc. ensue.

GeoSolutions, Inc. appreciates the opportunity to provide technical services to you. Should you have questions regarding this report, please do not hesitate to call at (805) 543-8539.

Sincerely,
GeoSolutions, Inc.


John Kammer, C.E.G. #2118



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ATTACHMENT 6

January 7, 2016

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REFERENCES

California Coastal Commission, December 18, 2015, Steinmann SFD (DRC2014-00039).

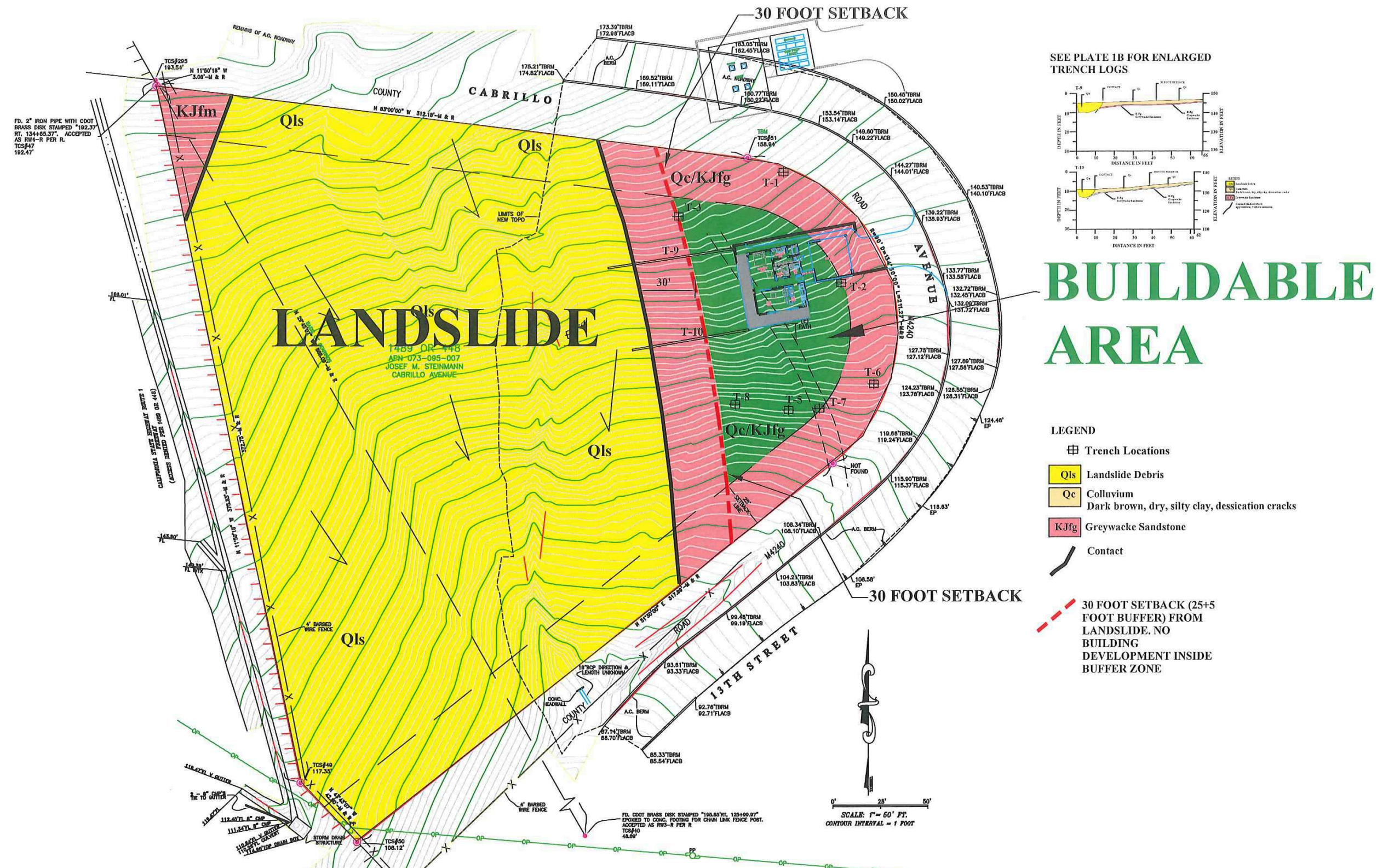
GeoSolutions, Inc, May 13, 2015, Response to Comments Letter, 13th Street at Highway 1, APN:073-095-007, Cayucos Area, San Luis Obispo County, California. Project No. SL01205-6.

GeoSolutions, Inc, October 14, 2014, Engineering Geology Investigation, 13th Street at Highway 1, APN:073-095-007, Cayucos Area, San Luis Obispo County, California. Project No. SL01205-6.

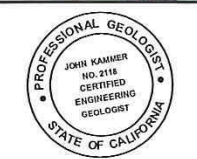
GeoSolutions, Inc, October 14, 2014, Soil Engineering Report Update, 13th Street at Highway 1, APN:073-095-007, Cayucos Area, San Luis Obispo County, California. Project No. SL01205-4.

Landset Engineers, Inc., May 22, 2015, Review of Response to Comments, Steinmann Residence – Portion of Lot 53, Rancho Morro Y Cayucos, Cabrillo Avenue & 13th Street (APN 073-095-007), Cayucos Area of San Luis Obispo County, CA. SLO Co. File No. DRC2014-00039.

Landset Engineers, Inc., February 19, 2015, Review of Engineering Geology Investigation, Steinmann Residence – Portion of Lot 53, Rancho Morro Y Cayucos, Cabrillo Avenue & 13th Street (APN 073-095-007), Cayucos Area of San Luis Obispo County, CA



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220 High Street
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ENGINEERING GEOLOGY MAP

13TH STREET AT HIGHWAY 1
CAYUCOS AREA, SAN LUIS OBISPO COUNTY, CALIFORNIA

PLATE
1
PROJECT
SL01205-6

PASQUINI ENGINEERING, INC.

903 H Street, Suite 300
Bakersfield, CA 93304
661.328.9600
padmin@pasquiniengineering.com

January 12, 2016

Job #7614

State of California
Coastal Commission
89 S California St # 200
Ventura, CA 93001

RE: Joe Steinman residence, APN: 073-095-007 (@ Cabrillo Avenue) in Cayucos CA

To Whom It May Concern:

The property owner has requested we respond to the Commission's requirements for the relocation of the above referenced proposed residence located off of Cabrillo Avenue in Cayucos CA.

The total area of the property in question is 2.17 acres. There is a 100' well set back to the west of the proposed home site building pad, a 50' setback from the paved road (Cabrillo Avenue) including a 25' right of way and a 25' set back to the north of the proposed home site building pad. The current home site building pad as shown on sheet A1.0 is at a slope ratio of 3.4: 1 which is in compliance with California Building Code requirements of less than or equal to 3.0: 1.

Moving the building further to the south towards Cabrillo Avenue, taking the aforementioned setbacks into consideration, will put the proposed building pad into a steeper grade section of the property at a slope ratio calculated at 2.2: 1 which exceeds the California Building Code slope maximum requirements.

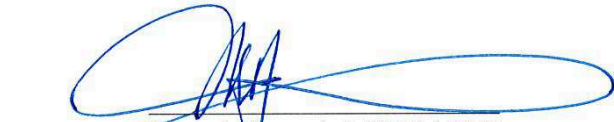
Moving the building pad to the west places the proposed residence in the setback for the landslide area per the geotechnical engineer's report.

We anticipate additional issues with the Commission's requirements in moving the proposed building pad to the south of the property related to the steeper grade/slope location. With the greater slope, more efforts will have to be taken to minimize the ground disturbance prior to and during construction. We would expect that construction heavy equipment traversing the steeper slope, drilling piers and increased retaining wall heights and footing dimensions would all contribute to increase rather than minimize ground disturbance.

To summarize, it is our professional opinion that moving the building pad to the south will put the pad at a slope of 2.2: 1 which is greater than the maximum allowable slope ratio of 3.0: 1 per the California Building Code. The required engineered construction measures and construction processes made necessary by setting the building pad at such an increased slope will serve to maximize the ground disturbance to the property rather than minimize the ground disturbance. Per the geotechnical engineer's report, moving the building pad to the west sites the residence inside the landslide setback.

If you have any questions, please feel free to contact me.

Respectfully submitted,



Marc A. Pasquini, RCE 46079
President
Pasquini Engineering Inc.

